

090.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

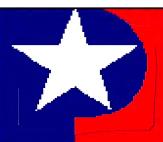
782,200 / 782,200

USE VALUE:

782,200 / 782,200

ASSESSED:

782,200 / 782,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROSEN JACOB & SUSANNE

Owner 2:

Owner 3:

Street 1: 76 CHARLES ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: GAUDET JOSEPH W & ANNE C -

Owner 2: -

Street 1: 76 CHARLES ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1956 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3933	Sq. Ft.	Site			0	70.	1.37	5									376,594						376,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		3933.000	405,600			376,600	782,200				58083
Total Card		0.090	405,600			376,600	782,200	Entered Lot Size			GIS Ref
Total Parcel		0.090	405,600			376,600	782,200	Total Land:			GIS Ref
Source: Market Adj Cost				Total Value per SQ unit /Card:		399.90	/Parcel: 399.90	Land Unit Type:			Insp Date

11/09/18

!7344!

USER DEFINED

Prior Id # 1: 58083

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,600	0	3,933.	376,600	782,200		Year end	12/23/2021
2021	101	FV	393,700	0	3,933.	376,600	770,300		Year End Roll	12/10/2020
2020	101	FV	393,800	0	3,933.	376,600	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	300,300	0	3,933.	382,000	682,300	682,300	Year End Roll	1/3/2019
2018	101	FV	300,300	0	3,933.	285,100	585,400	585,400	Year End Roll	12/20/2017
2017	101	FV	228,400	0	3,933.	258,200	486,600	486,600	Year End Roll	1/3/2017
2016	101	FV	228,400	0	3,933.	247,500	475,900	475,900	Year End	1/4/2016
2015	101	FV	215,500	0	3,933.	209,800	425,300	425,300	Year End Roll	12/11/2014

Parcel ID

090.0-0005-0007.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUDET JOSEPH W	65530-543		6/12/2015	Mult Lots	622,000	No	No		
	7843-490		1/1/1901	Family		No	No	N	

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/24/2019	85	Insulate	6,455	C					11/9/2018	MEAS&NOTICE	CC	Chris C
10/12/2016	1232	Addition	205,000	O				ADD MASTR SUITE	12/30/2008	Meas/Inspect	294	PATRIOT
4/14/2015	327	Re-Roof	4,500					Re-roof. Go over o	3/15/2000	Inspected	264	PATRIOT

ACTIVITY INFORMATION

Date	Sign:	VERIFICATION OF VISIT NOT DATA
12/1/1991		/ / /

